City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: **DECEMBER 5, 2007**
DEPARTMENT: **PLANNING AND DEVELOPMENT**
ITEM DESCRIPTION: EOT-25221 - APPLICANT: 702 GROUP - OWNER: LV FLATIRON, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. This Special Use Permit (SUP-8673) shall expire on 10/19/08 unless another Extension of Time is approved by the Planning and Development Department.

2. Conformance to all conditions of approval of Special Use Permit (SUP-8673) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-8673) for a proposed mixed-use development at 1304, 1320, and 1402 South Las Vegas Boulevard.

It is noted that two related Extensions of Time (EOT-25222 and EOT-25223) will be heard concurrently with this application.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/19/05	The City Council approved applications for a Special Use Permit (SUP-8672) to allow a building height of 582.5 feet in the Airport Overlay District where 200 feet is the maximum height allowed, a Special Use Permit (SUP-8673) for a proposed mixed-use development, and a Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is required on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road. The Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
There are no permits or licenses related to this application.	
Pre-Application Meeting	
A pre-application meeting is not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	1.87

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shops	C (Commercial)	C-2 (General Commercial)
North	Motel	C (Commercial)	C-2 (General Commercial)
South	Right-of-Way	Right-of-Way	Right-of-Way
East	Motel	C (Commercial)	C-2 (General Commercial)
West	Shops	MXU (Mixed Use)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200-Foot)	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed development. In the time since the original approval the applicant has not made any progress on the proposed development in the form of new applications or permits. The applicant indicates that they are redesigning the proposed project. Approval of this request is recommended with a one year time limit. Conformance to the conditions of approval for Special Use Permit (SUP-8673) shall be required.

FINDINGS

The applicant indicates that they are redesigning the proposed project. Approval of this request is recommended with a one year time limit. Conformance to the conditions of approval for Special Use Permit (SUP-8673) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED   N/A

ASSEMBLY DISTRICT   N/A

SENATE DISTRICT   N/A

NOTICES MAILED   N/A

APPROVALS   0

PROTESTS   0